

**Summary Report Case # 70337**  
**1312 N 21ST ST - Map # 02326-27 Parcel 13926511006**

**Owner Information:**

AMERICAN HOME MORTGAGE  
SERV INC  
4600 REGENT BLVD #200  
IRVING TX 75063-2478

**Complaint Information:**

CHECK FOR ALL VIOLATIONS. TRASH VEHICLES WEEDS DUMPSTERS

Case Assigned To: ANTHONY GUARINO

Follow Up Inspection Date: April 30, 2009

Date Case Opened: October 01, 2008

Ward: 3

Open Violations:

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**A-BLD**

**BUILDING CODE**

Location: BUILDING / UNITS

Comments: BROKEN WINDOWS/MISSING WINDOWS PROPERTY OPEN AND ACCESSIBLE

**A-WEEDS**

**WEEDS/GRASS CODE**

Location: PROPERTY

Comments: HIGH GRASS AND WEEDS

**A-NUISVACANT** NUISANCE VACANT PROPERTY

Location: PROPERTY

Comments: OPEN AND ACCESSIBLE

**A-REFUSE/WST** 9.04.010(4) REFUSE/WASTE

Location: PROPERTY

Comments: TRASH DEBRIS

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**Log Information:**

Date	Personnel	Action
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10/14/08	JPEREYDA	INSP
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22)C/N AND LETTER MAILED TO PROPERTY OWNER REQUESTING OWNERS TO CHECK PROPERTIES FOR VIOLATIONS AND CLEAN UP FOR INSPECTION ON 10-14

10/14/08	JPEREYDA	INSP
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22)TRASH HIGH WEEDS STORAGE DOOR OFF HINGES PIX AND C/N MAILED TO 45 N3RD ST APT 209 CAMPBELL,CA 95008 PER SEWER SCREEN C/B 10-21

10/15/08	JPEREYDA	LETTER
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22)OCTOBER 1ST LETTER RETURNED RESENT OUT TO CAMPBELL,CA ADDRESS

10/21/08	JPEREYDA	INSP
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22)TRASH HIGH WEEDS ON PROPERTY.ALL WINDOWS UPSTAIRS BROKEN.BOTTEM WINDOWS BROKEN.NO POWER AT COMPLEX.\$120 FAILED C/N AND PIX MAILED TO OWNER IN CAMPBELL,CA.PREPARE N&O

10/22/08	JPEREYDA	MISC
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22)per 24 refer to 16

10/22/08	EDOUGLAS	PHONE
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RECEIVED PHONE CALL FROM METRO. OFFICER PRESENTLY ON PROPERTY (4-PLEX). DOORS BUSTED OPEN, ALL WALLS KNOCKED OUT. YOU CAN GO FROM ONE APARTMENT TO THE OTHER THROUGH WALLS THAT ARE KNOCKED OUT. SAFETY HAZARD, MUST BE SECURED. ED

10/24/08	LNIHIPALI	NOREQ
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16)NOTICE AND ORDER PREPARED AND FORWARDED TO 24 FOR REVIEW.

10/27/08	LMCKENZIE	MISC
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**Log Information:****Date      Personnel      Action**

LM) RECEIVED CALL FROM CLARK COUNTY SCHOOL POLICE REPORTING 4 VACANT APTS. OPEN/ACCESSIBLE WHERE KIDS FROM H.S. ACROSS THE STREET ARE HANGING OUT. NEEDS TO BE SECURED.

**10/28/08 LDEARMOND      NOTICE**

Ld) SENT N&O REGARDING VACANT OR ABANDONED DANGEROUS BUILDING TO OWNER Jeffrey Slayter 101 E San Fernando Street, #306 San Jose, CA 98112-7438

**10/29/08 HLUJAN      NOPOST**

30) Notice and Order posted.

**11/4/08 TGUARINO      INSP**

21) rec call from CCSD police-officer diaz & officer robinson 799-700x4700. kids from rancho are hanging out in units, doing drugs, etc. I advised PH&DS, RRT will do an emergency securing. pre pix and vid done, e-mail scanned to case from CCSD.

**11/5/08 LDEARMOND      LETTER**

Ld) CERTIFIED & REGULAR LETTERS TO OWNER Jeffrey Slayter 101 E San Fernando Street, #306 San Jose, CA 98112-7438 RETURNED FORWARD TIME EXP 45 N 3RD ST APT 209 CAMPBELL CA 95008-2064

**11/5/08 LDEARMOND      MISC**

Ld) SENT N&O TO OWNER AT FORWARDING ADDRESS Jeffrey Slayter 45 N 3rd Street, Apt 209 Campbell, CA 95008-2064

**11/17/08 LNIHIPALI      INSP**

16) NOTHING NEW HAS BEEN DONE, ONE BOARD ON REAR DOOR, NOT TO SPECS (NOT PROPERLY ATTACHED, NOT PAINTED) OTHER THAN THAT ONE DOOR, ALL OTHER DOORS AND WINDOWS ARE BARRED AND SECURED. SOME SECOND STORY WINDOWS ARE OPEN, LIGHT TRASH AND DEBRIS IN YARD AREA.

**11/17/08 LNIHIPALI      INSP**

16) PROCEED WITH ABATEMENT.

**11/17/08 LNIHIPALI      MEMO**

16) ABATEMENT BID FORM PREPARED AND FORWARDED TO 24 FOR REVIEW. WILL NOW AWAIT OUTCOME OF REVIEW AND BIDS. CHECK BACK ON 11/26

**11/19/08 JLARRAMENDY      RECORD**

JL) Recorded N&O Regarding Vacant or Aband Dngr Bldg dated October 28, 2008 at Clark County. Recorded in Book: 20081118 Inst: 02148.

**11/19/08 LDEARMOND      BIDS**

Ld) FAXED BID TO CONTRACTORS, DUE BACK 11-25

**11/24/08 EDOUGLAS      MISC**

HANDED REC N&O TO 16--OFFICER PLACED IN FILE. ED

**12/1/08 LDEARMOND      BIDR**

Ld) RECEIVED BIDS (1) WEAVER \$1,800 (2) LEVELEX \$2,228 (3) REGENCY \$2,700

**12/1/08 LDEARMOND      NOTICE**

Ld) SENT 10 DAY NOTICE BEFORE ABATEMENT TO OWNER Jeffrey Slayter 101 E San Fernando Street, #306 San Jose, CA 95112-7438/45 N 3rd Street, Apt 209 Campbell, CA 95008-2064

**12/2/08 LHAGEMAN      NOPOST**

32) posted N&O on building per Lynn fail for today

**12/16/08 LNIHIPALI      INSP**

16) MORE GRAFFITI ON BUILDING IN VARIOUS PLACES, INTERIOR IS BEGINNING TO BE RIPPED OF COPPER, ETC, NOT SURE HOW THEY ARE GETTING IN, LIGHT TRASH AND DEBRIS, WEEDS, BROKEN WINDOWS. PROCEED WITH ABATEMENT.

**12/16/08 LNIHIPALI      MEMO**

16) BID REVIEW PIX PREPARED, FILE FORWARDED TO 24 FOR REVIEW.

**Log Information:**

**Date      Personnel      Action**  
**12/30/08 PHINES      DIRECT**

24) BID APPROVED BY DSS IN AMT OF \$1800 TO WEAVER CONST TO BOARD TO SPEC, CLEAN, AND PAINT OVER GRAFFITI. REFER FILE TO OFFICE STAFF.

**1/6/09 LDEARMOND      LETTER**

Ld) CERTIFIED LETTER TO OWNER Jeffrey Slayter 45 N 3rd Street, Apt 209 Campbell, CA 95008-2064 RETURNED UNCLAIMED UNABLE TO FORWARD

**1/6/09 LDEARMOND      NOTICE**

Ld) SENT NOTICE AND ORDER REGARDING VACANT OR ABANDONED DANGEROUS BUILDING TO NEW OWNER American Home Mortgage Servicing Inc. Re: Loan #0030405013/SLAYTER 4600 Regent Blvd, #200 Irving, TX 75063-2478

**1/14/09 JLARRAMENDY      RECORD**

JL) Recorded N&O Regarding Vacant or Aband Dngr Bldg dated January 6, 2009 at Clark County. Recorded in Book: 20090113 Inst: 03697

**1/16/09 LDEARMOND      MISC**

Ld) RECEIVED CERTIFIED CARD FROM NEW OWNER American Home Mortgage Servicing Inc. Re: Loan #0030405013/SLAYTER 4600 Regent Blvd, #200 Irving, TX 75063-2478

**1/21/09 EDOUGLAS      MISC**

N & O REC 1/13/09 PLACED IN FILE. ED

**1/21/09 LNIHIPALI      STATUS**

16) ON SITE WITH 22, REAR STORAGE DOORS ARE OPEN, PROPERTY IS POSTED GOT INFORMATION ON REALTOR WILL CALL

**1/21/09 LNIHIPALI      PHONE**

16) SPOKE WITH DON SEALES FROM PRUDENTIAL AMERICANA THE ZAND GROUP, KAMRAN ZAND IS LISTING AGENT, WILL FAX COPY OF NOTICE TO 868-7155, OFFICE 734-5555, AFTER HOURS, 868-7135 WILL FAX COPY OF NOTICE WITH IMMEDIATE ITEMS IDENTIFIED.

**1/21/09 LNIHIPALI      FAX**

16) FAX SENT TO 868-7155 COPY OF NOTICE AND ORDER ALONG WITH WHAT NEEDS TO BE DONE ASAP TO STOP CONTRACTOR ABATEMENT.

**1/28/09 LDEARMOND      MISC**

Ld) RECEIVED CERTIFIED CARD FROM OWNER American Home Mortgage Servicing Inc. Re: Loan #0030405013/SLAYTER 4600 Regent Blvd, #200 Irving, TX 75063-2478

**2/17/09 LNIHIPALI      INSP**

16) PROPERTY REMAINS VACANT AND FOR SALE, SECURE, BUT WINDOWS ARE BROKEN, SOMEHOW THERE IS STILL COPPER THEFT, REALTOR HAS FAILED TO ABATE, WOULD STILL LIKE WINDOWS BOARDED AND SCREENED, GRAFFITI REMOVED. PROCEED WITH ABATEMENT, PIX, FAIL, FEE.

**2/17/09 LNIHIPALI      MEMO**

16) ABATEMENT BID SHEET PREPARED, FORWARD TO 24 FOR REVIEW.

**2/20/09 PHINES      DIRECT**

24) REQUESTED WEAVER TO SUBMIT COST FOR ABATING GRAFFITI & WE WILL ADD TO ORIGINAL BID. GRAFFITI REMOVAL WAS NOT LISTED ON ORIGINAL SCOPE OF WORK. SHE WILL FAX IT TODAY & GIVE US A START DATE.

**2/20/09 PHINES      PHONE**

24) WEAVER WILL CHARGE \$50 TO COVER GRAFFITI. WILL START BOARDING 8AM 2/23. ADVISED #16 VIA EMAIL TO PREVIDEO. PHYLLIS WILL SEND THE REVISED BID AMT VIA FAX.

**2/20/09 LDEARMOND      BIDR**

Ld) RECEIVED WEAVER ADJUSTED BID \$1,850

**2/23/09 LDEARMOND      BIDA**

Ld) BID AWARDED TO WEAVER CONSTRUCTION

**Log Information:**

**Date      Personnel      Action**  
**2/23/09 LDEARMOND      NOTICE**

Ld) SENT 10 NOTICE BEFORE ABATEMENT TO OWNER American Home Mortgage Servicing Inc. Re: Loan #0030405013/SLAYTER 4600 Regent Blvd, #200  
 Irving, TX 75063-2478

**2/24/09 LDEARMOND      VIDREQ**

Ld) RECEIVED WEAVER COMPLETION DATE 2-23 FAX & SENT VIDEO REQUEST EMAIL TO #16

**2/25/09 LDEARMOND      NOTICE**

Ld) SENT NOTICE OF IMMEDIATE ABATEMENT TO OWNER American Home Mortgage Servicing Inc. Re: Loan #0030405013/SLAYTER 4600 Regent Blvd, #200  
 Irving, TX 75063-2478

**2/25/09 LDEARMOND      MISC**

Ld) AFTER ABATEMENT VIDEO COMPLETED PER #16, PAID \$1,850 TO WEAVER

**2/28/09 LNIHIPALI      VIDPST**

16)VIDEO DONE, PROPERTY IS CLEAN AND SECURE, GRAFFITI REMOVED, PROCEED WITH PAYMENT. SET FOR COUNCIL.

**3/2/09 LDEARMOND      MISC**

Ld) RECEIVED CERTIFIED CARD FROM OWNER American Home Mortgage Servicing Inc. 4600 Regent Blvd, #200  
 Irving, TX 75063-2478

**6/10/09 JLARAMENDY      MEET**

JL) Scheduled to go before Council on July 1, 2009

**6/10/09 JLARAMENDY      LETTER**

JL) Report of expense letter and memo mailed to property owner both certified and regular mail.

**Inspection Information**

<u>Schedule Date</u>	<u>Inspection Date</u>	<u>Inspected By</u>	<u>Inspection Results</u>
10/14/08	10/1/08	PEREYDA	<b>Failed</b>
2/4/09	2/9/09	NIHIPALI	<b>Failed</b>
12/15/08	12/2/08	HAGEMAN	<b>Failed</b>
12/15/08	12/16/08	NIHIPALI	<b>Failed</b>
10/14/08	10/14/08	PEREYDA	Partial Pass
10/21/08	10/21/08	PEREYDA	<b>Failed</b>
11/12/08	11/13/08	NIHIPALI	<b>Failed</b>
4/30/09			<b>No Action</b>

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				<u>Fee Added</u>	<u>Fee Paid</u>
70337	\$150 CIVIL PENALTY	\$150.00	U	12/15/2008	
70337	REINSPECTION FEE	\$180.00	U	12/15/2008	
70337	\$300 CIVIL PENALTY	\$300.00	U	12/15/2008	
70337	REINSPECTION FEE	\$180.00	U	12/15/2008	
70337	\$500 (A) CIVIL PENALTY 1ST	\$500.00	U	01/05/2009	
70337	REINSPECTION FEE	\$180.00	U	01/05/2009	
70337	INSPECTION FEE	\$120.00	U	11/03/2008	
70337	REINSPECTION FEE	\$180.00	U	06/04/2009	
70337	\$500 (A) CIVIL PENALTY 1ST	\$500.00	U	06/04/2009	
70337	REINSPECTION LATE FEE	\$18.00	U	06/04/2009	
70337	INSPECTION LATE FEE	\$12.00	U	06/04/2009	
70337	REINSPECTION LATE FEE	\$18.00	U	06/04/2009	
70337	REINSPECTION LATE FEE	\$18.00	U	06/04/2009	
70337	REINSPECTION LATE FEE	\$18.00	U	06/04/2009	
70337	REINSPECTION LATE FEE	\$18.00	U	06/04/2009	
70337	ABATEMENT COST	\$1,850.00	U	03/02/2009	
70337	ADMIN FEE	\$277.50	U	03/02/2009	
		<b>\$4,501.50</b>			

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